

01/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0778-GURUKRUPA, LLC:

ZONE CHANGE to reclassify 0.37 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located east of Fremont Street and south of Olive Street (alignment) within Sunrise Manor (description on file). TS/gc (For possible action)

RELATED INFORMATION:

APN:

162-01-202-009

LAND USE PLAN:

SUNRISE MANOR - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2855 Fremont Street
- Site Acreage: 0.37
- Existing Land Use: Motel

Applicant's Justification

The applicant states that the existing H-2 zoning on the property is no longer a valid zoning district due to the recent update of Title 30 in January 2024. Therefore, the applicant wishes to rezone the property to CG zoning to allow for the continuous legal operations of the property as a motel for the applicant and/or any prospective buyers.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0600-96	Use permit to allow a motel in the H-2 zone and a variance to reduce the side setback to zero feet where 16 feet is required	Approved by PC	May 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	H-2	Glass/mirror sales & installation
South	Entertainment Mixed-Use	CR	Vehicle sales

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Manufactured home park
West	City of Las Vegas	C-2	Retail/office center, fast food restaurant, & multi-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The request for CG zoning is appropriate and compatible with the surrounding area and is conforming to the Entertainment Mixed-Use (EM) land use category on the site. The site itself has been operating as a motel since 1998; therefore, the request for CG zoning would be in-line with and consistent with the existing use on the site. Additionally, there are a number of CG zoned properties already in existence along this stretch of Fremont Street. The request complies with Policy 5.5.3 of the Master Plan which encourages the retention of established local business districts. For these reasons, staff finds the request for CG zoning is appropriate for this location.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: GITA PATEL

CONTACT: GITA PATEL, 2855 FREMONT STREET, LAS VEGAS, NV 89104